

Document #4866

2/19/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF NAGE HOUSING INC., AND
DOVER PROPERTIES LIMITED
DISPOSITION PARCELS 150 AND 39A
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

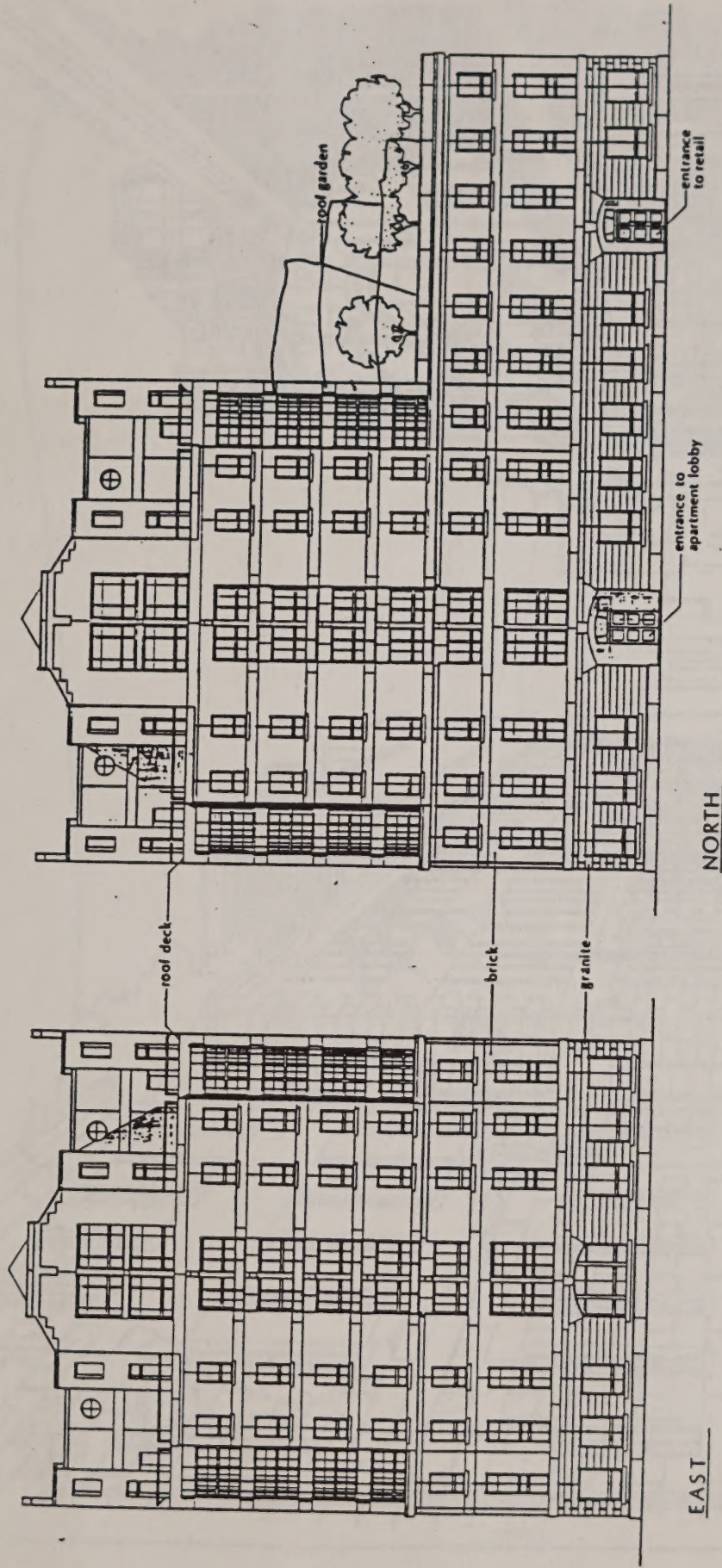
WHEREAS, NAGE HOUSING INC., AND DOVER PROPERTIES LIMITED expresses an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 150 and 39A in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That NAGE HOUSING INC., AND DOVER PROPERTIES LIMITED be and hereby is tentatively designated as Redeveloper of Disposition Parcels 150 and 39A in the Charlestown Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and occupancy schedule.
2. That disposal of Parcels 150 and 39A by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute a Lease Commencement Agreement and Early Entry Agreement to expedite the development of the parcel.
 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
 5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



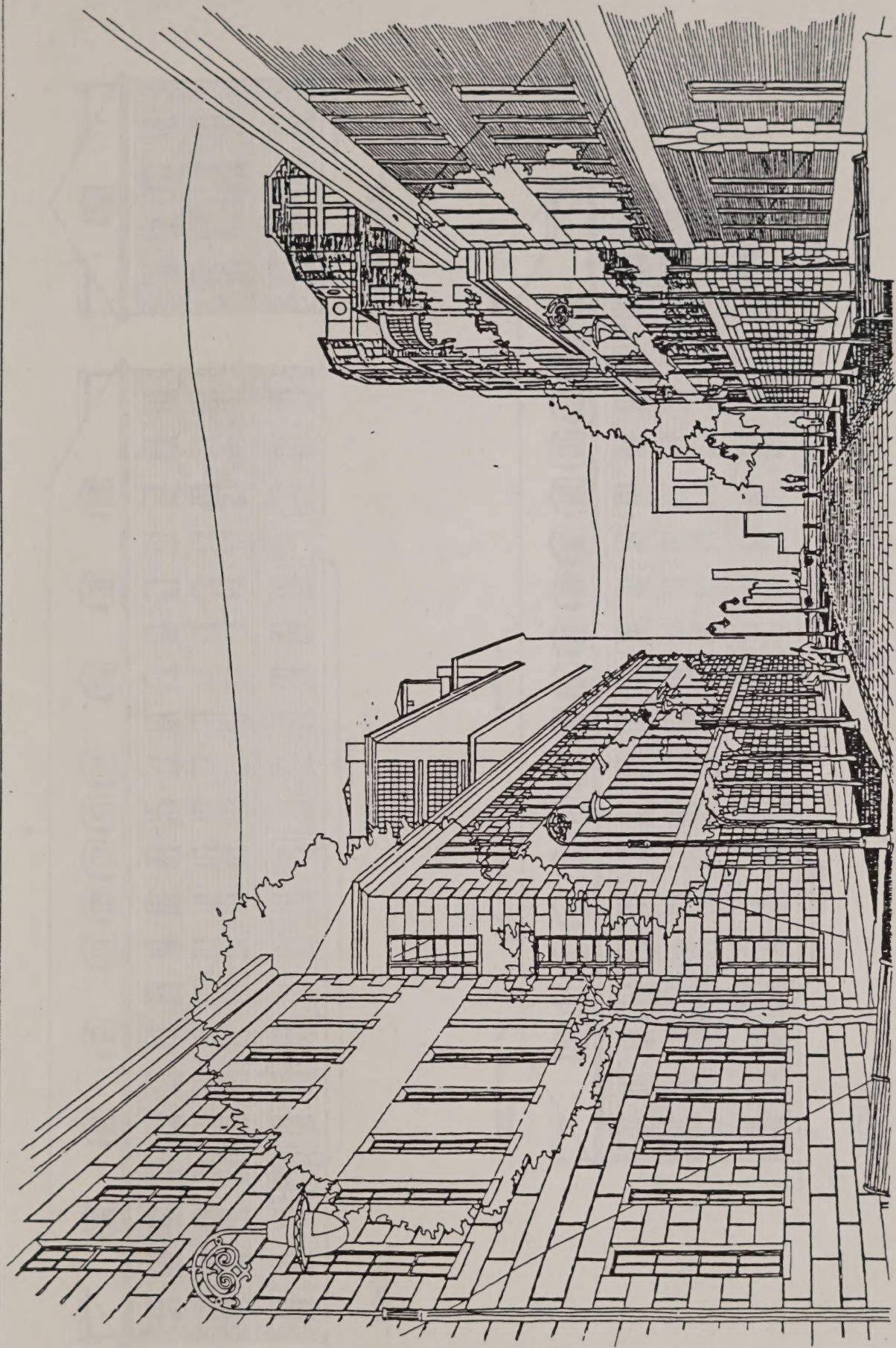
BUILDING 39A - ELEVATIONS

Dover Properties, Inc./NACE Housing, Inc.
Architects
Stephen Blatt Architects
Consulting Engineers
Cleveland, Varney & Pike, Inc.

CHARLESTOWN NAVY YARD

BOSTON • MASSACHUSETTS

PARCELS
150 & 39A



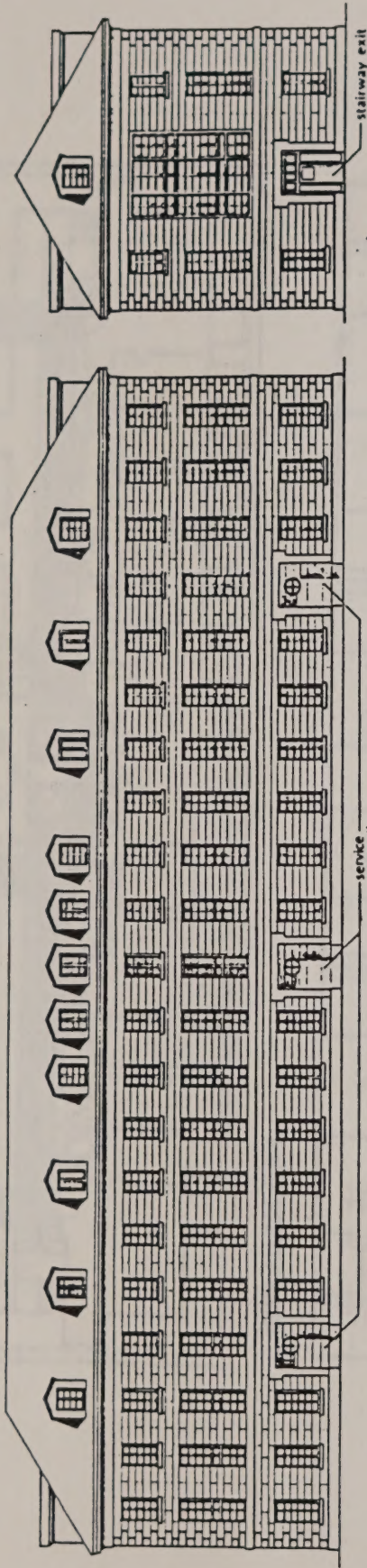
Dover Properties, Inc./NACE Housing, Inc.
 Stephen Blatt Architects
 Consulting Engineers
 Cleveland, Varnney & Pike, Inc.

CHARLESTOWN NAVY YARD
 BOSTON • MASSACHUSETTS

PARCELS
 150 & 39A

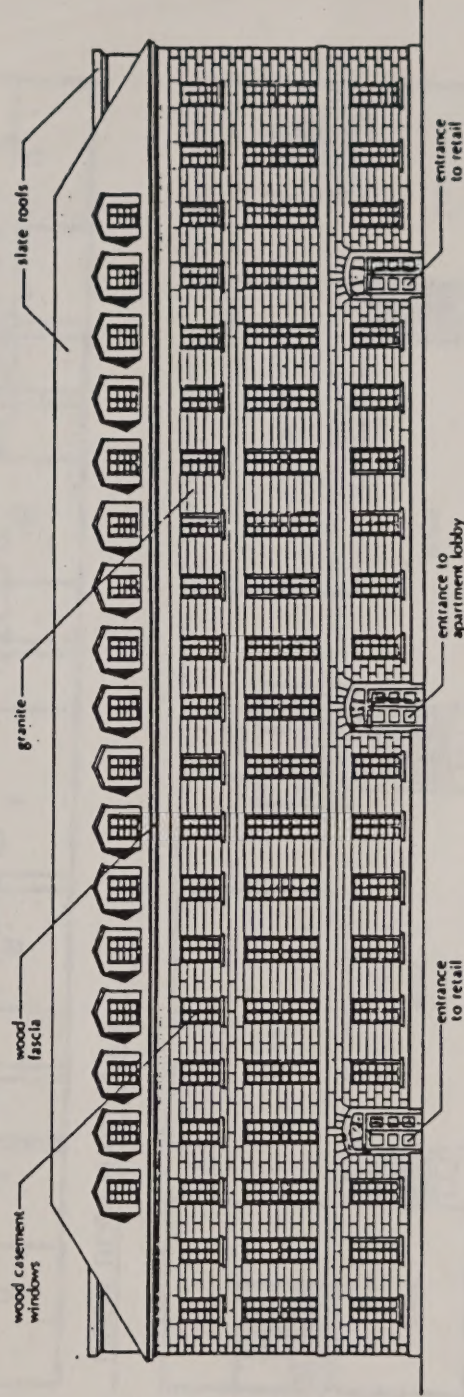
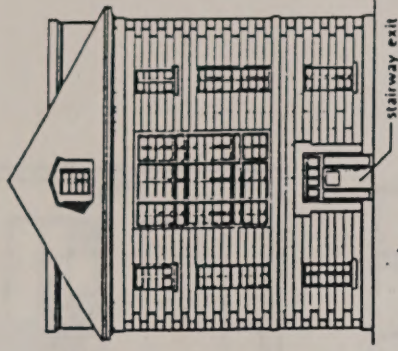
1

January 1977



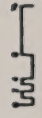
NORTH

EAST & WEST



SOUTH

BUILDING 150 ELEVATIONS

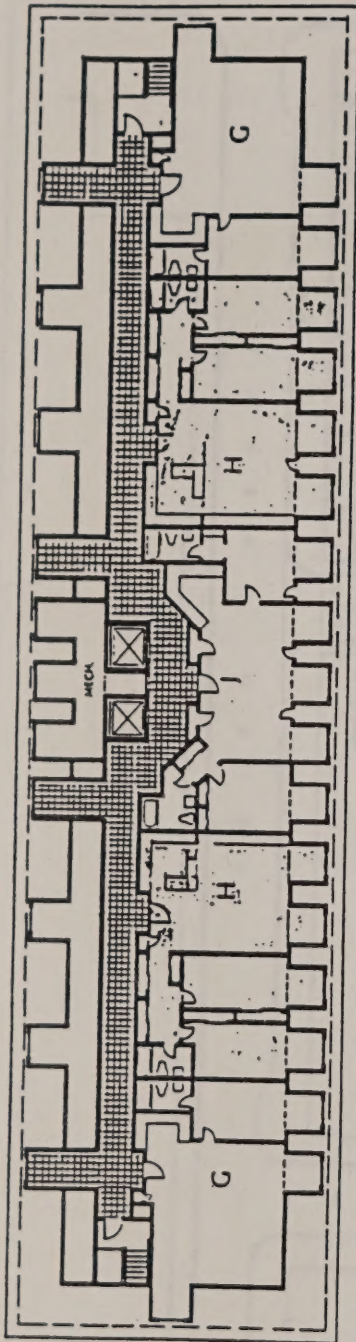


Dover Properties Inc./NAGE Housing, Inc.
 100000000
 Stephen Blatt Architects
 Consulting Engineers
 Cleveland, Varnney & Pike, Inc.

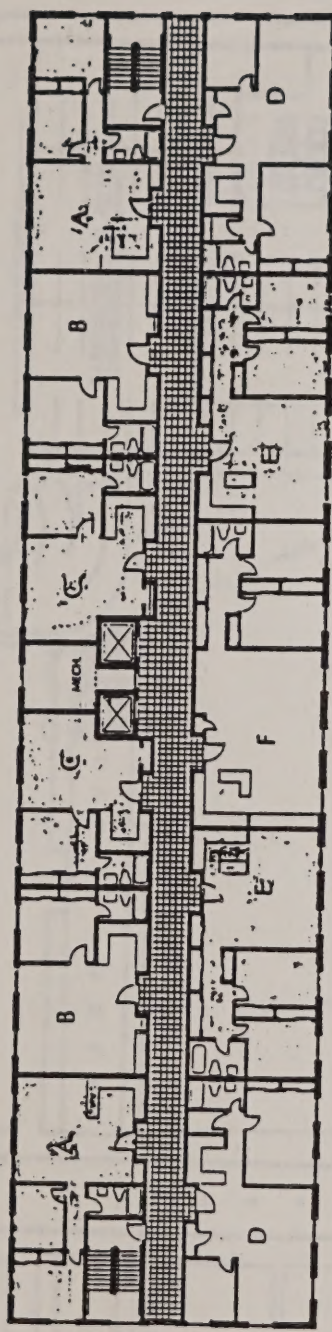
CHARLESTOWN NAVY YARD / 150
 BOSTON • MASSACHUSETTS

6

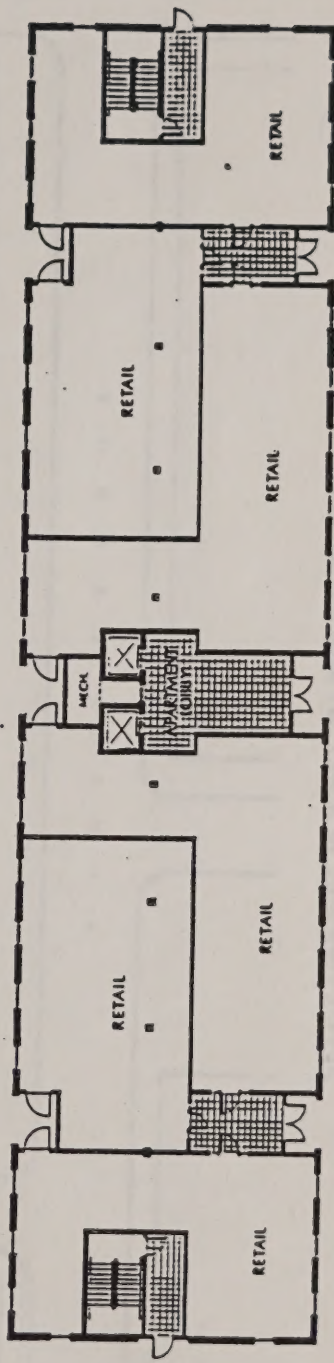
January 87



FIFTH FLOOR PLAN



TYPICAL FLOOR PLAN - 2, 3, & 4

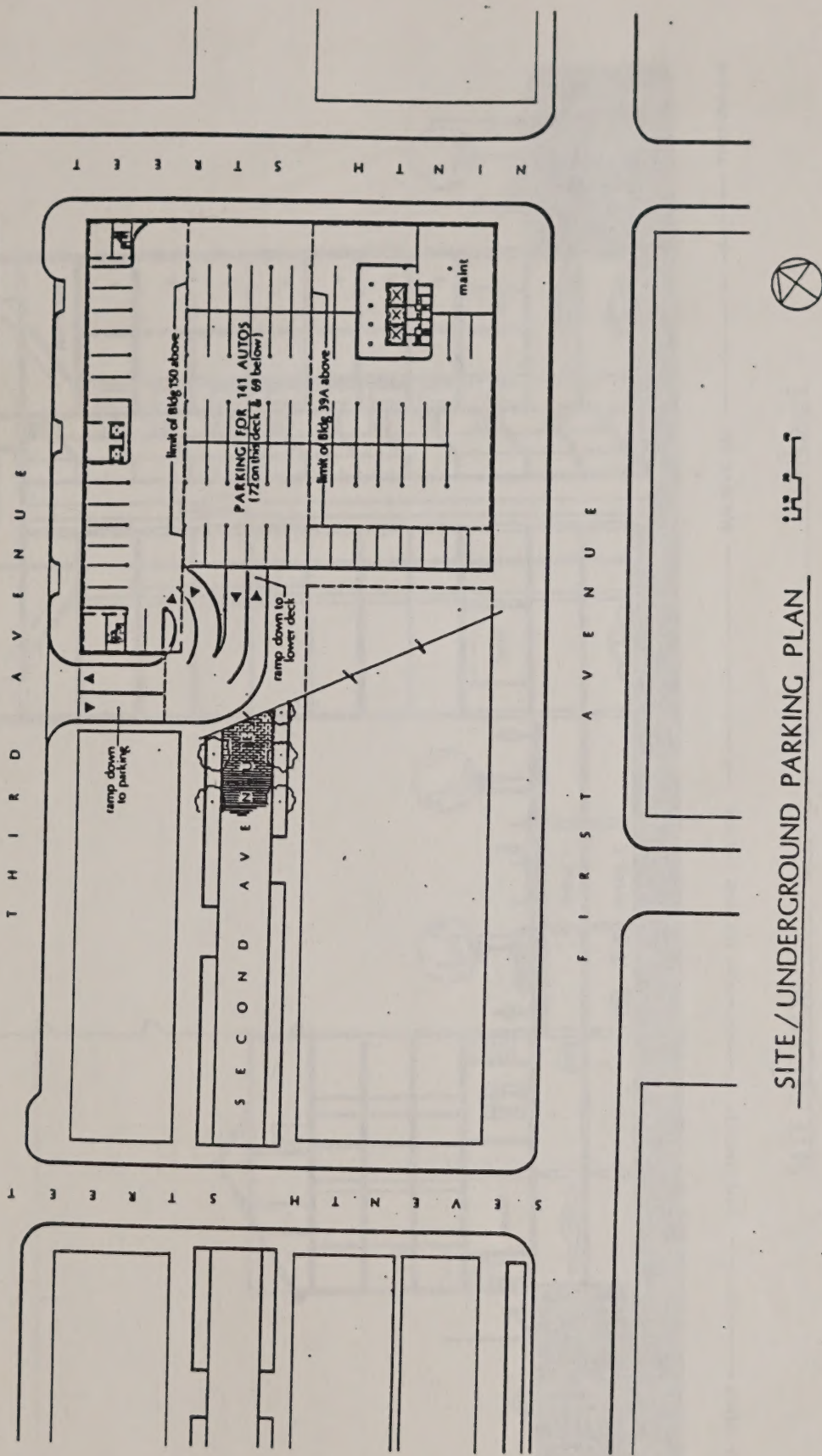


GROUND FLOOR PLAN

BUILDING 150 - FLOOR PLAN

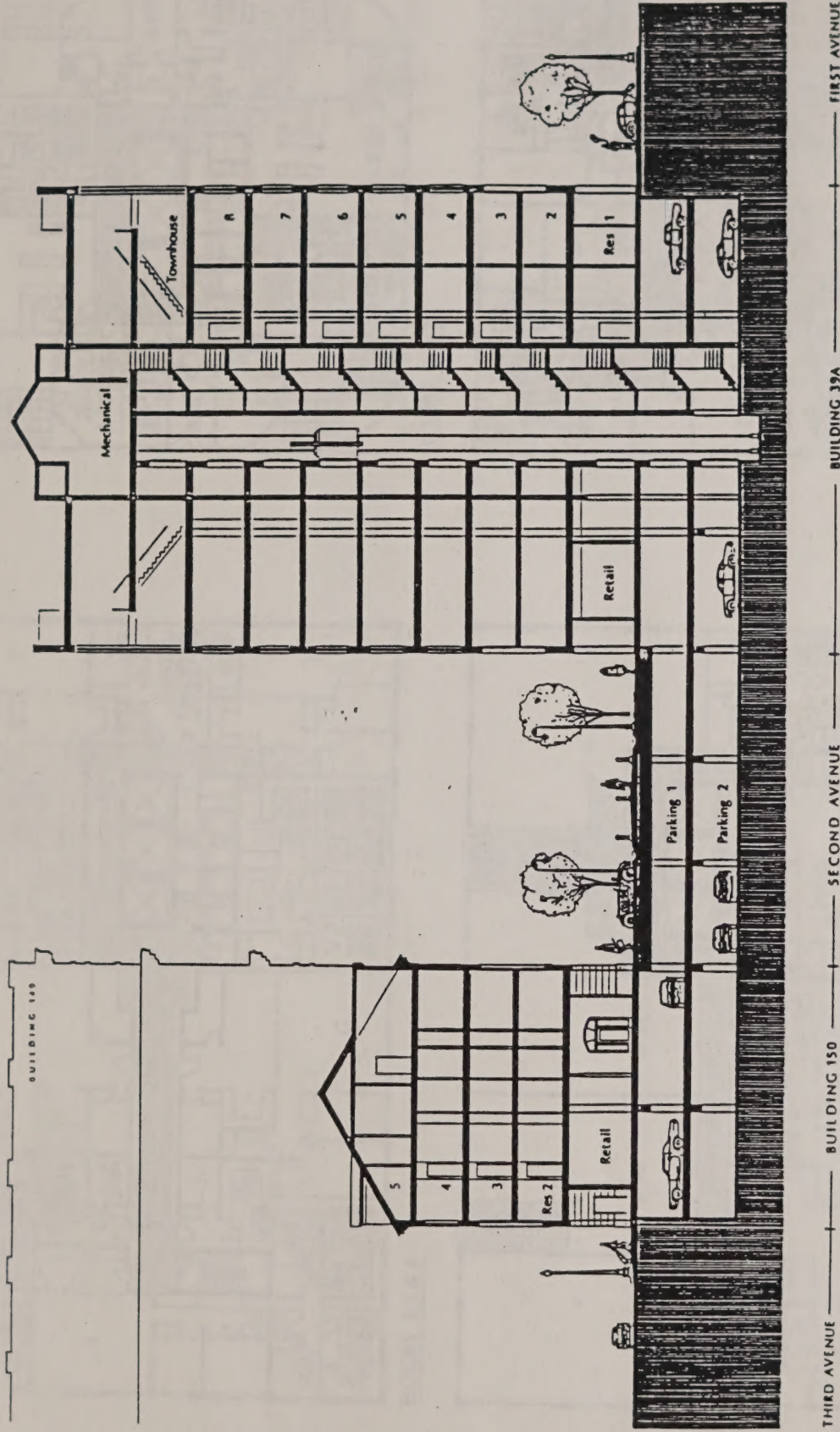
CHARLESTOWN NAVY YARD / PARCEL 5
BOSTON • MASSACHUSETTS / 150

Design:
Dover Properties Inc./NACE Housing, Inc.
Architect:
Stephen Blatt Architects
Consulting Engineers:
Cleveland, Varnney & Pike, Inc.



SITE/UNDERGROUND PARKING PLAN

Dover Properties Inc./NACE Housing, Inc.
 Architects:
 Stephen Blatt Architects
 General and Planning:
 Cleverdon Vennery & Pilz, Inc.



SITE SECTION

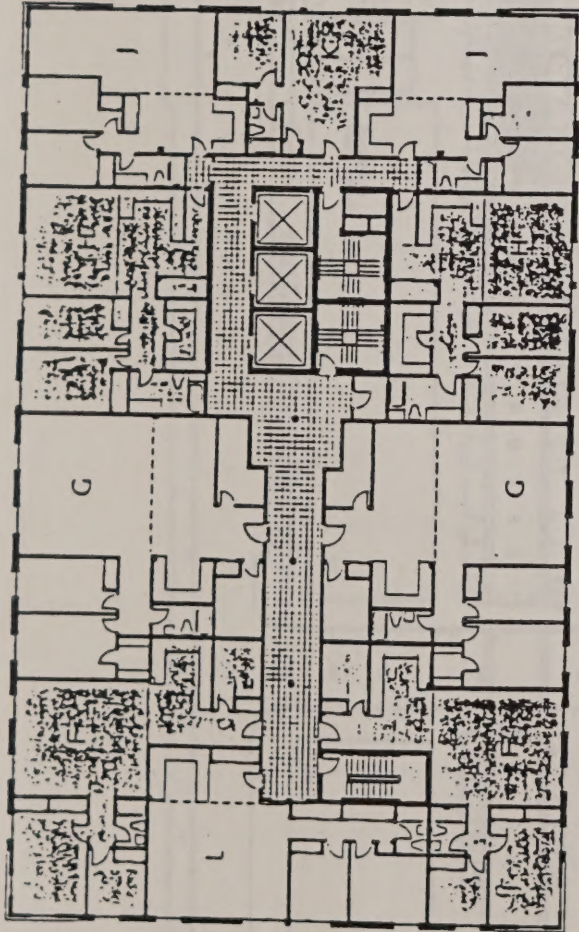
Dover Properties, Inc./NAGE Housing, Inc.
 Architects
 Stephen Blatt Architects
 Consulting Engineers
 Cleverdon, Varney & Pike, Inc.

CHARLESTOWN NAVY YARD /
 BOSTON • MASSACHUSETTS

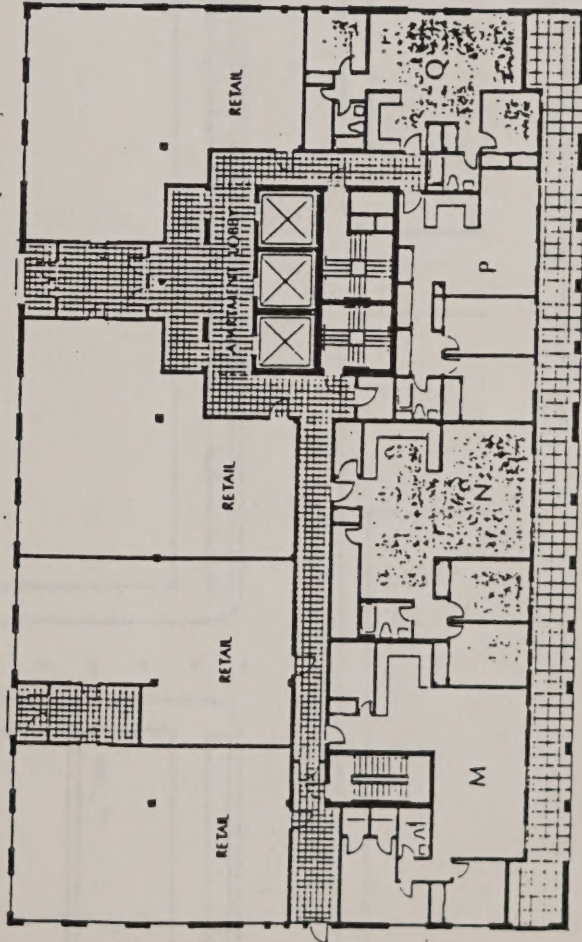
PARCELS
 150 & 39A

4

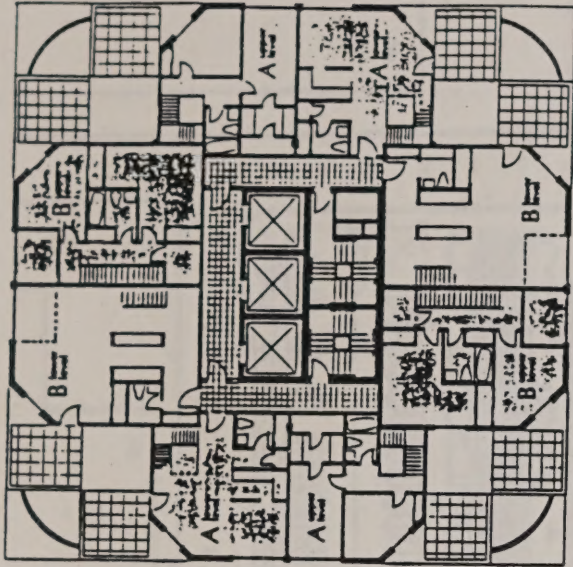
January 87



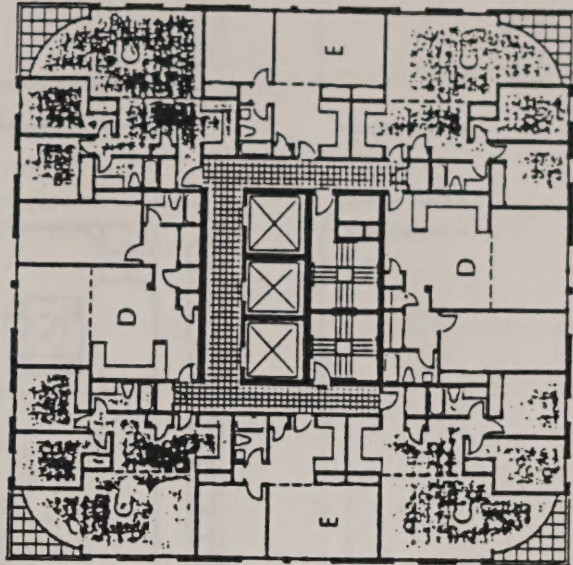
FLOORS 2, 3 & 4



GROUND FLOOR



FLOORS 9 & 10

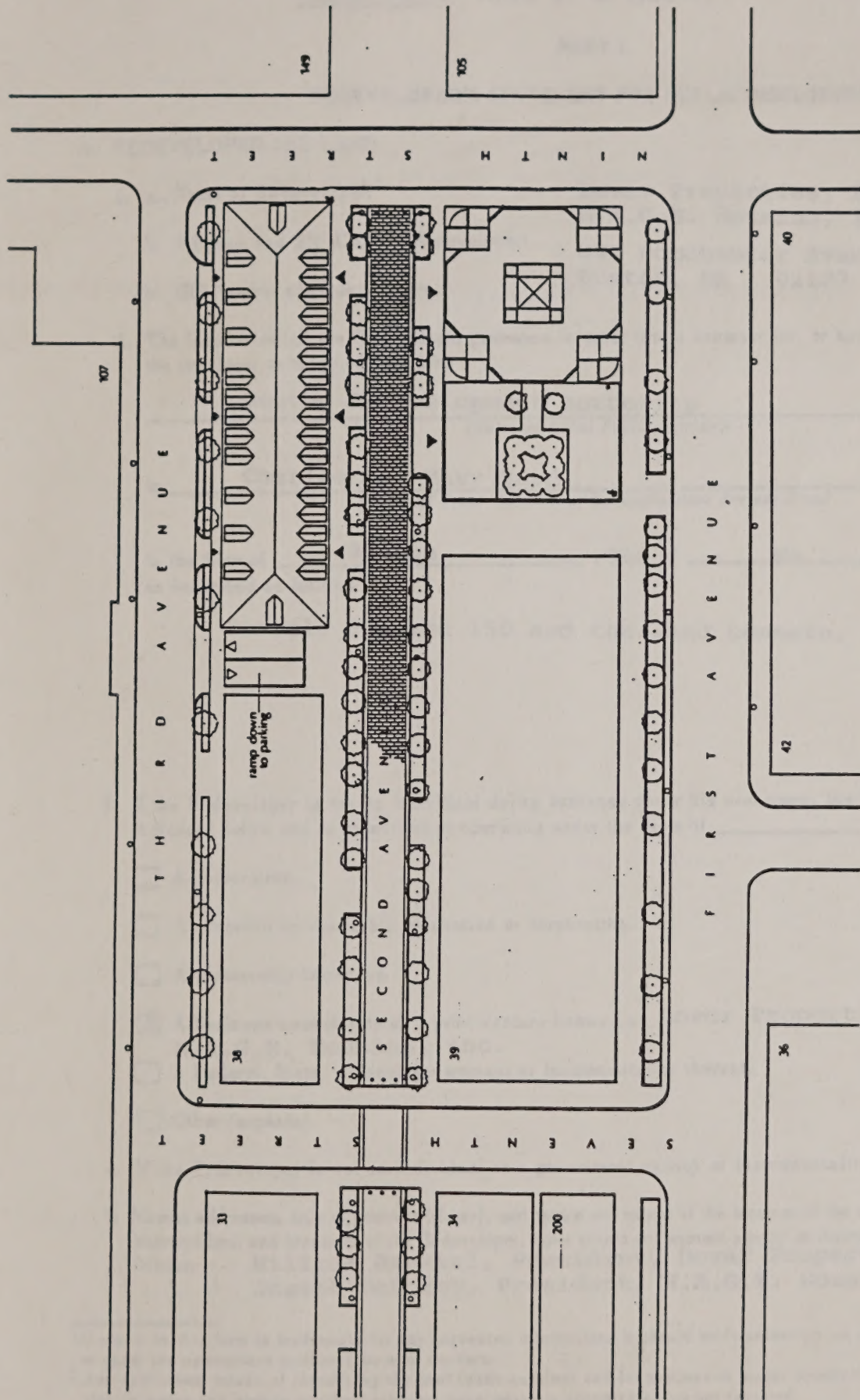


FLOORS 5, 6, 7 & 8

BUILDING 39A FLOOR PLANS

Owner: Diner Properties, Inc./NACE Housing, Inc.
Architect: Stephen Blatt Architects
Consulting Engineer: Cleverdon, Varney & Pike, Inc.

CHARLESTOWN NAVY YARD / PARCELS
BOSTON • MASSACHUSETTS / 150 & 39A



S I T E P L A N

Dover Properties Inc./NACE Housing, Inc.
 Architects
 Stephen Blatt Architects
 Consulting Engineers
 Cleverdon, Varney & Pike, Inc.

CHARLESTOWN NAVY YARD /
 BOSTON • MASSACHUSETTS

PARCELS
 150 & 39A

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Dover Properties, Ltd. and
N.A.G.E. Housing, Inc.
b. Address and ZIP Code of Redeveloper: 285 Dorchester Avenue
Boston, MA 02127
c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Navy Yard

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA,
is described as follows²

Parcels 39A and 150 and the land beneath.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☒ A business association or a joint venture known as Dover Properties, Ltd. and
N.A.G.E. Housing, Inc.
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: William Ezekiel, President, Dover Properties, Ltd.; 100%
Joseph DeLorey, President, N.A.G.E. Housing, Inc.

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
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6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
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Dover Properties, Ltd.	57 1/2 %
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N.A.G.E. Housing, Inc.	42 1/2 %
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7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Mr. Harry Breen, Executive Secretary
Mr. Joseph DeLorey, Treasurer

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
1 & 2 BR units (market rate)		250.00/s.f.
1 & 2 BR units (below market rate)		125.00/s.f.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Central air
CERTIFICATION

I (We)¹ Dover Properties, Ltd./N.A.G.E. Housing, Inc.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 2/18/87

[Signature]
Signature

President

Title

Dover Properties, Ltd.

Address and ZIP Code

Dated: 2/18/87

[Signature]
Signature

President

Title

N.A.G.E. Housing, Inc.

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Dover Properties, Ltd. and
N.A.G.E. Housing, Inc.
b. Address and ZIP Code of Redeveloper: 285 Dorchester Avenue
Dorchester, MA 02127
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Navy Yard
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Parcels 39A and 150 and the land beneath.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? N.A.G.E. Housing, Inc. ☐ YES ☐ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
National Association of Government Employees
285 Dorchester Avenue, Boston, MA 02127
Mr. Kenneth T. Lyons, President
Mr. Harry Breen, Executive Secretary
Mr. Joseph DeLorey, Treasurer
4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

N.A.G.E. Housing, Inc. to serve as principal source of financial support.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
	\$

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
	\$

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	\$	\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Building 75 and 106, Charlestown Navy Yard	1986
Lamplighter Village, Canton, MA	1982
Framingham Green, Framingham, MA	1984
Cardinal Medeiros Manor, Boston, MA	1985

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

See 9A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

See 9A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

N/A.
General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

N/A

e. Outstanding construction-contract bids of such contractor or builder:

HUD-6004
(7-69)

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

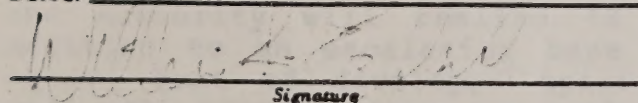
14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ Dover Properties, Ltd. / N.A.G.E. Housing, Inc.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 2/18/87


Signature

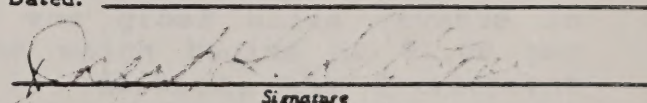
President

Title

Dover Properties, Ltd.

Address and ZIP Code

Dated: 2/18/87


Signature

President

Title

N.A.G.E. Housing, Inc.

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

MEMORANDUM

February 19, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
PAUL REAVIS, ASSISTANT DIRECTOR
ENGINEERING AND DESIGN SERVICES
JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
WILLIAM D. WHITNEY, DEPUTY DIRECTOR
URBAN DESIGN AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD
PARCEL 150 AND PARCEL 39A
TENTATIVE DESIGNATION OF REDEVELOPER

In response to a notice in the Central Register of March 19, 1986, the Authority has received a proposal for the redevelopment of Parcels 150 and 39A at the Charlestown Navy Yard from a joint venture of NAGE Housing, Inc., and Dover Properties Ltd.

The proposal calls for the construction of two new buildings on the now vacant, parcels of land which are bounded by First Avenue, Ninth Street, Third Avenue and the facades of Buildings 38 and 39. The proposed structures, will contain approximately 152,000 square feet. Of this total building area, approximately 14,000 square feet will be dedicated to retail use, while the remainder of the building will contain 138,000 square feet accomodating 140 housing units. Total cost of this development is \$23,600,000. Under the developer's proposal 35 units, or one-fourth of those developed, would be offered at reduced prices to buyers with low to moderate incomes, as defined by MHFA standards. As proposed, the Charlestown Economic Development Corporation will serve as the applicant screening and sales agent for these affordable units.

The remaining 105 units would be sold at market prices of which the Authority will realize 4% of the gross sales revenue in addition to an escalating base rent which begins at \$1.00 per square foot of developed space. In addition, the development will make contributions for both security and maintenance services in accordance with standards typical of other developments at the Navy Yard. In addition, the developer proposes to construct 210 below grade parking spaces to service this development and the other retail space being developed along Second Avenue.

The development team is comprised of entities with extensive experience in development at the Navy Yard. NAGE Housing, Inc., Kenneth Lyons, President, a subsidiary of the National Association of Government Employees, has been involved in several residential and commercial developments including Buildings 75 and 106 at

the Navy Yard. William Ezekiel, President of Dover Properties, Ltd., and a Charlestown native, is also a partner in the redevelopment of Building 62, a 43,000 square foot commercial project in the Navy Yard.

Serving as Principal Architect for this proposal will be Mr. Stephen J. Blatt, AIA of Portland, Maine. In addition to being a graduate of Yale College and the Yale School of Architecture, Mr. Blatt has for the past ten years headed the architectural firm which bears his name. Mr. Blatt's firm is involved in numerous residential, health care and commercial development projects including the design and plans for the historic rehabilitation of Building 62 and adjacent public areas in the Navy Yard.

The General Contractor for this project will be the Dorchester based firm, Lee Kennedy Company, Inc. The Kennedy Company is one of the leaders in the Massachusetts construction industry, with a diverse portfolio to its credit. Kennedy has exhibited its skills in new construction in such major projects as Copley Place and in such successful restoration projects as the former Boston Safe Deposit Building, 20 Winthrop Square and 45 Milk Street.

Engineering services are being provided by Cleverdon, Varney and Pike, Inc. of Boston and its President, Mr. William Pineo, P.E. Mr. Pineo is a member of the American Society of Civil Engineers and serves as President of the Boston Association of Structural Engineers. As part of CVP's providing of engineering, architectural and mechanical services, the firm has, since the inception of Mr. Pineo's tenure as President in 1983, been involved in over nine hundred residential units at a cost in excess of thirty million dollars.

In summary, the development as proposed offers numerous benefits to the Authority, including the production of affordable housing, the involvement of a local non-profit corporation as well as a development team of proven experience and the provision of a continuing source of income to the Authority.

It is recommended, therefore, that NAGE Housing, Inc., and Dover Properties, Ltd., be granted Tentative Designation as developers of Parcels 150 and 39A at the Navy Yard.

An appropriate resolution is attached.